

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-8958

Please complete this "PLUS" application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECes/
datam@udel.edu
www.state.de.us/deptagri/

1. Project Title/Name: Comprehensive Plan Amendment - 2004		
2. Location: Kent County, Delaware		
3. Parcel Identification #: N/A see attached maps	4. County or Local Jurisdiction Name: Town of Camden	
5. Owner's Name: Town of Camden		
Address: 2 South Main Street, P.O. Drawer 1002		
City: Camden	State: DE	Zip: 19934
Phone: 302-697-2299	Fax: 302-697-2358	Email:
6. Applicant's Name: George Dickerson, Town Manager		
Address: Same as above		
City:	State:	Zip:
Phone:	Fax:	Email:
7. Engineer/Surveyor Name: Elizabeth Brown, P.G., Davis, Bowen & Friedel, Inc.		
Address: 23 North Walnut Street		
City: Milford	State: DE	Zip: 19963
Phone: (302) 424-1441	Fax: (302) 424-0430	Email: keb@dbfine.com
8. Please Designate a Contact Person, including phone number, for this Project: Elizabeth Brown (302) 424-1441		

Information Regarding Site:		
9. Area of Project(Acres +/-): Approx. 50 acres or 160 lots		
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural N/A		
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. 2003 Certified plan		
12. Present Zoning: Commercial (current ordinance)	13. Proposed Zoning: Downtown Commercial (proposed ordinance revision)	
14. Present Use: Mixed: small business & residential	15. Proposed Use: Mixed: small business & residential	
16. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances: N/A		
17. Comprehensive Plan recommendation: If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input checked="" type="checkbox"/> Town Center <input checked="" type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>		
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Camden-Wyoming Water & Sewer Authority What is the estimated water demand for this project? N/A How will this demand be met? N/A		
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Kent County		
20. If a site plan please indicate gross floor area: N/A		
21. If a subdivision: <input type="checkbox"/> Commercial <input type="checkbox"/> Residential <input type="checkbox"/> Mixed Use <input checked="" type="checkbox"/> N/A		
22. If residential, indicated the number of number of Lots/units: Gross Density of Project: Net Density Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc.. N/A		

23. If residential, please indicate the following:

Number of renter-occupied units: **N/A**

Number of owner-occupied units: **N/A**

Target Population (check all that apply):

Renter-occupied units

☐ Family

☐ Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units

☐ First-time homebuyer – if checked, how many units

☐ Move-up buyer – if checked, how many units

☐ Second home buyer – if checked, how many units

☐ Active Adult (Check only if entire project is restricted to persons over 55)

24. Present Use: % of Impervious Surfaces: **N/A**
Square Feet:

Proposed Use: % of Impervious Surfaces: **N/A**
Square Feet:

25. What are the environmental impacts this project will have?

N/A

How much forest land is presently on-site? **N/A** How much forest land will be removed? **N/A**

Are there known rare, threatened, or endangered species on-site? ☐ Yes ☒ No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? ☐ Yes ☒ No

Does it have the potential to impact a sourcewater protection area? ☐ Yes ☒ No

26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? ☐ Yes ☐ No **N/A**

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? ☐ Yes ☐ No If "Yes," please include this information on the site map.

27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ☐ No **N/A**

Are the wetlands: ☐ Tidal Acres
☐ Non-tidal Acres

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No ☐

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes ☐ No ☐

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

Will there be ground disturbance within 100 feet of wetlands ☐ Yes ☒ No

28. Are there streams, lakes, or other natural water bodies on the site? ☐ Yes ☐ No ☒ **N/A**

If the water body is a stream, is it: ☐ Perennial (permanent) ☐ Intermittent ☐ Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? ☐ Yes ☐ No

Will there be ground disturbance within 100 feet of the water bodies ☐ Yes ☐ No If "Yes", please describe :

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?
☐ Yes ☐ No

If yes, please list name: N/A

30. List the proposed method(s) of stormwater management for the site: N/A

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):

Will development of the proposed site create or worsen flooding upstream or downstream of the site? ☐ Yes ☐ No

31. Is open space proposed? ☐ Yes ☐ No If "Yes," how much? Acres Square Feet N/A

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?

Where is the open space located?

Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ☐ No ☐

32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? ☐ Yes ☐ No If "Yes," what are they? N/A

33. Is any developer funding for infrastructure improvement anticipated? ☐ Yes ☐ No If "Yes," what are they?

N/A

34. Are any environmental mitigation measures included or anticipated with this project? ☐ Yes ☐ No ☒ N/A

Acres on-site that will be permanently protected

Acres on-site that will be restored

Acres of required wetland mitigation

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed

Buffers from wetlands, streams, lakes, and other natural water bodies

35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? ☐ Yes ☐ No
N/A

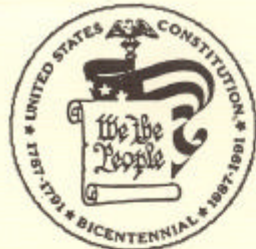
36. Will this project generate additional traffic? ☐ Yes ☒ No

How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season N/A

What percentage of those trips will be trucks, excluding vans and pick-up trucks? N/A

37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders. N/A

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A				
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A				
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input type="checkbox"/> No Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A				
41. Is this site in the vicinity of any known historic/cultural resources or sites? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Has this site been evaluated for historic and/or cultural resources? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A If "Yes," please indicate what will be affected (Check all that apply) <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.) <input type="checkbox"/> Sites (archaeological) <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A				
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:				
44. Please make note of the time-line for this project: N/A				
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.				
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Signature of property owner or contract buyer</td> <td style="width: 50%; border-bottom: 1px solid black; text-align: center;">Date</td> </tr> <tr> <td style="border-bottom: 1px solid black; text-align: center;">Signature of Person completing form (If different than property owner)</td> <td style="border-bottom: 1px solid black; text-align: center;">5/13/04 Date</td> </tr> </table>	Signature of property owner or contract buyer	Date	Signature of Person completing form (If different than property owner)	5/13/04 Date
Signature of property owner or contract buyer	Date			
Signature of Person completing form (If different than property owner)	5/13/04 Date			
This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.				



Town of Camden

P.O. DRAWER 1002
CAMDEN, DELAWARE 19934

June 7, 2004

Ms. Connie Holland, AICP
State Planning Coordinator
Office of State Planning Coordination
Suite 7, 3rd Floor
Dover, DE 19901

**Subject: Town of Camden 1st Annual Report on the Comprehensive Plan
and Request for Amendment to the Annexation and Land Use Plan**

Dear Ms. Holland,

The Town of Camden is pleased to submit its 1st Annual Report on the Comprehensive Plan, as required by Title 22 ' 702(g) of the *Delaware Code*. This report describes the initial activities under the plan, and identifies current programs, new development trends and Town Planning initiatives.

2003 Comprehensive Plan Implementation

On April 7, 2003 the Camden Town Council adopted the 2002 Update - Town of Camden Comprehensive Plan. The Plan and its maps are available for review at the Camden Town Hall.

Cultural Resources Plan

The Town continues to honor and protect its cultural heritage through the maintenance and application of the Historic District Overlay within the Zoning Ordinance package. The Land Use Plan, and requested amendments forward the mixed-use, small town character of historic Camden.

Camden has applied for membership to the National Freedom Trail Organization in order to become recognized as one of the stops along the Underground Railroad. Camden is currently organizing a restoration committee for a cemetery within the Town limits in order to restore the original headstones and respectfully recognize the importance of its history both with veterans and the Underground Railroad.

Land Use Plan

The Town has updated its zoning plats and is now in the process of delineating the areas for a comprehensive re-zoning in compliance with Title 22 ' 702(c) of the *Delaware Code*. As part of this process the Town has continued to review its existing and desired land use. Amendments to the Land Use Plan are included with this Annual Report to assure the consistency of land use and zoning.

Housing and Redevelopment Plan

Several residential properties have been nominated for consideration for the Kent County Community Block Grant for renovation and restoration. The Town is also actively promoting Camden as the site for a veterans' home for Delaware's retired servicemen and women. Camden's new addition of a Code Enforcement Officer has proven very beneficial to the redevelopment plan for the Town. As of today's date, there are four condemned properties slated for demolition and plans are in place to redevelop the existing parcels with new residential construction. The Town staff is actively working on a plan to consider the range of housing costs within Camden to ensure that the market will bear the proposed development activity.

Several new ordinances have been adopted by the Town of Camden this year and have brought a very positive change to the community. Some of the ordinances that were amended and/or adopted are as follows:

- An Ordinance to Provide for the position of Building Inspector
- An Ordinance to Provide for Housing Standards - established procedure by ordinance to deal with problem properties
- Adoption of the International Property Maintenance Code
- An Ordinance for the Adoption of the International Residential Code for One and Two Family Buildings
- Amendments to Zoning Ordinance
- Ordinance for Adoption of the International Building Code
- Amendment to Land Subdivision Regulations

Economic Development Plan

The division of the General Commercial Zoning Ordinance to differentiate the small, downtown business district from larger highway commercial enterprises is in progress. Site plans for five new enterprises have been reviewed for the Camden Town Center retail area. Site Plans have also been reviewed and approved south of Camden Town Center at Camden Station. Significant interest in large enterprise use for properties between the proposed extension of the Camden Town Center service road and US Route 13 has been generated. The development proposals are consistent with the Corridor Capacity Preservation Plan for US Route 13.

Public Services Plan

The Town has reorganized its management with the key addition of a full-time Town Manager, as well as the delineation of planning responsibilities through a staff Community Planner. The Town has also planned ahead for the increase in demand on public services by hiring new staff members to include a Financial Coordinator, a Town Clerk, a Receptionist and a Code Enforcement Officer. The Town has also implemented a formal plan review process for subdivision and site plan proposals through an outside engineering consultant. The Town is currently working on a staff and facilities consolidation plan, with the goal of bringing the Town government, public safety and other services together under one roof, or within a government complex. An application has been made through the USDA to acquire a loan to fund a new municipal building which will include all Town services in a central location. Phase one of the paperwork has been approved and the Town are continuing with the process of phase two.

Town of Camden Yearly Report

June 7, 2004

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In regard to planning for services to support Camden's continuing growth, Camden recently passed an Ordinance for Allocation of Assessed Fees on Building Permits. This particular ordinance will provide the Camden Wyoming Fire Company with .0025% of each and every fee collected for a building permit. In former years, Camden donated to the Fire Company on a yearly basis. Those donations were generally \$1,500.00 per year. In May of this year, Camden was pleased to present the first check to the Camden Wyoming Fire company in the amount of \$9,500.00. This check was a direct result of the new ordinance that was established and it represented the fees collected for the fire company from one month's worth of permit applications.

New billing and accounting software has been installed on the new computers at the Town Hall. Restorations have taken place within the Town Hall in order to better serve our community. The Town also passed an amendment to the Ordinance for Senior Discount this will provide an increased exemption from taxation for qualified senior citizens.

The following is a list of just some of the goals and accomplishments Camden has finalized for 2004:

- Provided year round – 24 hour Police Protection
- Provided Maintenance and improvements to the Town's streets and Storm water System
- Enacted and Enforced Building regulations and inspections
- Enacted and enforced various Codes and Ordinances
- Provide Emergency management and cleanup
- Completed Active Informative Website for the Town
- Provided for the collection of trash in the most economical and efficient way
- Maintained Camden's recycling program by maintenance staff

Annexation Plan

During 2003, the following properties were accepted through the State Plan of Services process and annexed into the Town.

Property Reference	Tax Parcel ID	Area
Mardella Property	NM-00-103.00-01-19.00	+/-73.29 acres
DE Industrial Enterprises	NM-00-094.12-02-01.00	+/- 9.86 acres

For 2004, the following properties are currently proceeding through the annexation process:

Property Reference	Tax Parcel ID	Area
Biddle Property	NM-00-103.00-01-19.00	+/-0.48 acres
New Life Family Worship	NM-00-103.00-01-26.00	+/-24.11 acres
Cooper Farm	NM-00-103.00-01-27.00	+/-85.70 acres
Southside Baptist	NM-00-130.00-01-27.01	+/- 17.71acres
Tallman Property	NM-	+/- 90 acres

These annexations are occurring much in advance of the timeline envisioned by the Town's certified Plan. In-fill of properties south of Lochmeath Way is anticipated in the 2004 through 2005 time frame, in conjunction with the possibility of the welcomed extensions of the Camden Service Road under the Corridor Capacity Preservation Program.

As previously stated on page 2, Camden has already made provision and is well prepared to facilitate this growth.

Current Development Activities

Continued construction within the Barclay Farms subdivision is expanding the Town's affordable housing stock, while building permits for renovations and expansions of older homes have increased in 2003. The new development of Newell's Creek has begun during this past year. New building permits are being submitted on an average of 6 per week for the development. Build out was expected to take up to five years, but current estimations have been altered to represent current sales records and the timeline for build out has changed as a result of rapid sales to be three years. Town homes of Newell's creek will be starting shortly which will be an additional 38 multifamily dwellings and two single family units. Camden anticipates a start to the Mardella property residential portion to begin within 2004. This development is projected at 250 homes. Workshops and information gathering trips are taking place presently, in order to determine the appropriate ordinances to adopt in order to recognize Traditional Neighborhood Design for parcels in Town.

Commercial projects are moving forward in the Camden Town Center, Camden Station and north of Voshell Mill Road. These projects are consistent with the Town's vision of the highway commercial and downtown commercial districts, and are situated within the appropriate land use and zoning designations.

A map showing the major residential, commercial and public works project under way within Camden is included as Attachment 1.

New Development Trends

The Town of Camden is growing more quickly than was anticipated by the certified Plan, as properties are annexed and new residential and commercial projects are proposed. In addition, interest in annexation into Camden is growing for properties on the east side of US Route 13.

Population and business growth in Camden and the adjacent County continued to be strong over the past year. Camden has been included in the new MPO study to determine and more closely monitor population counts through new and existing development. The areas surrounding Camden have been proposed as receiving areas for Transferred Development Rights from the County's agricultural west and environmentally sensitive east. The Town of Camden is interested in maintaining a working relationship with the County to establish economically supportable development within the Camden expansion area.

Town Planning Initiatives

Capital Improvement Plan

With the addition of a Town Manager to guide Camden's departments and services, a long-range capital improvements plan is being developed that is pairing the physical growth of the Town with sensible expansion of staffing and services. The plan is focused on public safety, streets,

drainage, and planning coordination. Currently underway is an architectural feasibility study to identify design elements for a new Town Hall that would accommodate the Town's management, police and public works departments.

The Town Manager has worked through the budget process and has developed new processes and fund disbursement. The funds set in place at this time are as follows: Construction Fund has been established that will provide for the replacement and/or repair of storm-water infrastructure. A Construction Fund has been established in order to provide for a new Town Hall / Police Department Building and a Maintenance Building for storage of town equipment. Camden has also established a Rainy Day Fund in order to provide a six month operating funds balance above projected budget income.

The Town's water and sewer are provided by separate utilities, including the Camden-Wyoming Sewer and Water Authority, Kent County Engineering and, potentially, Tidewater Utilities, Inc. These agencies are conducting their own various planning reviews that include Camden and its potential expansion areas.

Intergovernmental Coordination

The Town is also interested in developing a working agreement with Kent County as it develops its Transfer of Developments Rights Ordinance, to utilize the draft TDR receiving area within Camden's Potential Expansion Area. One of Camden's goals is also to provide liaison and advocacy with County and State Governments to protect and/or improve the quality of services and life for town residents

2004 Amendment to the Comprehensive Plan

Land Use

The Camden Planning Department, in preparation for re-zoning using the Highway Commercial and Downtown Commercial designations, has refined the Anticipated Land Use to extend the Downtown Commercial use where residential use and service commercial enterprises can mix and support each other. The areas which are being delineated under this amendment are largely developed with the mix of businesses and residential use. This amendment is being forwarded to assist in the re-zoning effort.

Highway Commercial is anticipated for properties that participate in the extension of the Camden Service Road west of US Rt. 13 and the intersection of Lochmeath Way. The Town's intent is to continue to support CCPP along US Route 13 while providing retail and restaurant options to Town and County residents. Documentation is attached to serve as an addendum to the Town's Comprehensive Plan, on file with your office. This includes an updated Anticipated Land Use Map, Figure 9 - Amended, and Table 1 providing a comparison of the certified plan land use and the proposed amendments. Camden has procured funds for update of Comprehensive Plan and yearly reports as mandated by the State of Delaware. Camden is also working diligently to complete the applications currently on file to fulfill the current projected growth of Camden in Comprehensive Plan


Potential Expansion Areas

The Town of Camden, in response to annexation inquiries and the proposal of Transfer Development Rights by Kent County, is proposing an amendment to the Annexation Plan with the expansion of potential annexation sites as shown on Fig. No. 9 - Amended, and Table 2 providing a listing of additional parcels, annexation timing and potential land use.

The draft State Strategies Maps show areas in and around Camden as designated Level 1 and Level 2 strategy areas. These areas are described in the Strategies document as municipalities, higher in population density, provided with public sewer water systems, and TDR receiving areas. The Town anticipates these areas will require cost-effective and responsive public safety, recreation, economical trash collection and street maintenance -services that Camden can provide. Expansion of Camden's Annexation Plan is consistent with the proposed State Strategies and the County's TDR concept.

We are enclosing the completed PLUS application for your use and a request for inclusion on the June agenda. We look forward to working with the Office of State Planning Coordination to certify the amendment to the Comprehensive Plan.

Sincerely,

A handwritten signature in cursive script, reading "Lynnette Propst". The signature is fluid and elegant, with the first name "Lynnette" being more prominent than the last name "Propst".

Lynnette Propst
Community Planner

CC: George Dickerson, Town Manager
file

LP:eb

M:\Comprehensive Plan\2004 Amendment and Report\Comp plan amendment.doc

Enclosures

Copy with enclosures: Ms. Elizabeth Brown, P.G. - Davis, Bowen & Friedel, Inc.

Town of Camden
2004 Comprehensive Plan Amendment

Table 1. Requested Changes to the Land Use Plan

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.00 -01- 11.00	1.193	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 12.00	3.332	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 12.00	5.592	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.00 -01- 10.00	5.517	Farm	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 26.00	0.276	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 25.00	0.295	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 24.00	0.223	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 23.00	0.281	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 22.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 20.00	0.271	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 19.00	0.291	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 18.00	0.269	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 17.00	0.244	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 16.00	0.262	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 15.00	0.218	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 15.01	0.235	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 14.00	0.356	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 03 7.00	1.493	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 2.00	0.452	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 9.00	2.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 38.00	0.853	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 5.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 39.00	0.390	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 6.00	0.229	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 6.00	1.103	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 7.00	0.226	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 8.00	0.944	Residential	Downtown Residential/Commercial Mix

Town of Camden
2004 Comprehensive Plan Amendment

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.10 -01- 8.00	0.176	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 9.00	0.272	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 30.00	1.912	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 10.00	0.300	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 11.00	0.273	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 39.01	0.263	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 13.00	0.442	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 41.00	0.333	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 14.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 15.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 42.00	0.221	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 43.00	0.199	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 16.00	0.249	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 9.00	0.691	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 44.00	0.162	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 20.00	0.700	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 17.00	0.240	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 45.00	0.155	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 45.01	0.248	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 18.00	0.508	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 46.00	0.183	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 47.00	0.175	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 19.00	0.481	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.08 02- 10.00	0.624	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 9.00	0.324	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 48.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 -01- 49.00	0.245	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 41.00	0.359	Residential	Downtown Residential/Commercial Mix

**Town of Camden
2004 Comprehensive Plan Amendment**

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.11 -01- 1.00	0.285	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 42.00	0.308	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 26.00	0.741	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 2.00	0.498	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 1.00	0.735	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 40.00	0.266	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 43.00	0.276	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 3.00	0.502	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.07 02- 44.00	0.284	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 13.01	0.424	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 2.00	0.480	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 17.00	0.210	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 7.00	1.044	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 16.00	0.325	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.00	0.244	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 18.00	0.145	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 3.00	0.561	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 5.00	0.853	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 4.00	0.545	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 15.00	0.176	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 14.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.01	0.390	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 9.00	0.568	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 13.00	0.199	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 12.00	0.122	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 11.00	0.116	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 10.00	0.077	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 3.01	0.183	Residential	Downtown Residential/Commercial Mix

**Town of Camden
2004 Comprehensive Plan Amendment**

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.11 02- 5.00	0.184	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 8.00	0.159	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 13.00	0.333	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.02	0.203	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 23.01	0.102	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 23.00	0.147	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 24.00	0.203	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 26.00	0.334	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 14.00	0.268	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.03	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 27.00	0.171	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 28.00	0.769	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 29.00	0.757	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 12.00	0.196	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 -01- 27.04	0.179	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 30.00	0.372	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 16.00	0.122	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 31.00	0.200	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 32.00	0.228	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 1.00	0.212	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 33.00	0.063	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 36.00	0.540	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 25.00	0.167	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 35.00	0.258	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 19.00	0.100	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 18.00	0.219	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 20.01	0.352	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 37.00	0.430	Residential	Downtown Residential/Commercial Mix

Town of Camden
2004 Comprehensive Plan Amendment

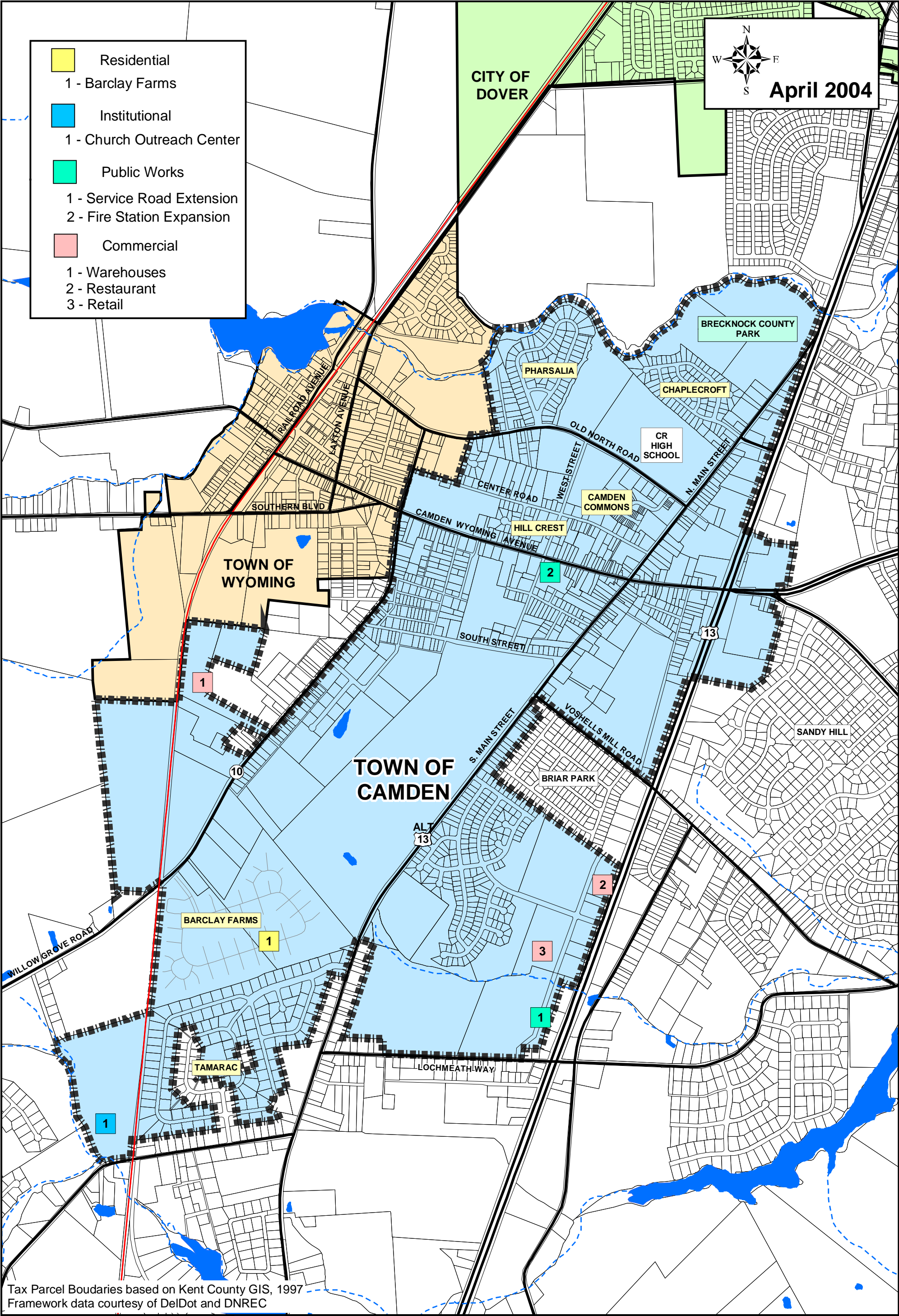
Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.11 03 20.00	0.222	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 45.00	0.399	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 44.00	0.257	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 38.00	0.260	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 46.00	0.298	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 40.00	0.626	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 41.00	0.493	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 39.00	0.280	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 42.00	1.420	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 47.00	0.202	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 71.00	0.255	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 71.01	0.079	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 72.00	0.492	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 47.00	0.250	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 46.00	0.103	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 72.01	0.701	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 48.00	0.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 73.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 49.00	0.170	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 45.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 58.00	0.287	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 74.00	0.126	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 79.00	0.158	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 23.00	0.332	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 02- 59.00	0.141	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 22.00	0.339	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 24.00	0.095	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 80.00	0.135	Residential	Downtown Residential/Commercial Mix

Town of Camden
2004 Comprehensive Plan Amendment

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.10 02- 21.00	0.166	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 20.00	0.163	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 82.00	0.915	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 19.00	0.172	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 29.00	0.506	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 18.00	0.166	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 81.00	0.129	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 17.00	0.173	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 16.00	0.168	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 28.00	0.172	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 15.00	0.168	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 14.00	0.171	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 13.00	0.191	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 30.00	1.054	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 83.00	0.148	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 84.00	0.198	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 59.00	0.384	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 60.00	0.192	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 61.00	0.190	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 62.00	0.195	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 03 85.00	0.709	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 65.01	0.338	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 65.00	0.238	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 67.00	0.384	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 46.00	0.247	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 68.00	0.192	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 69.00	0.192	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.10 02- 70.00	0.247	Residential	Downtown Residential/Commercial Mix

**Town of Camden
2004 Comprehensive Plan Amendment**

Requested Change	Property	Area (acres)	Land Use per 2003 Plan	Proposed Change
Refine Land Use Description	NM- 02- 94.11 -01- 43.00	0.165	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 44.00	0.205	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 47.00	0.163	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 48.00	0.251	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 49.00	0.155	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 50.00	0.202	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 52.00	0.222	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 53.01	0.142	Residential	Downtown Residential/Commercial Mix
Refine Land Use Description	NM- 02- 94.11 -01- 54.00	0.301	Residential	Downtown Residential/Commercial Mix
Proposed Amendment Total		+/- 74.31		



Town of Camden

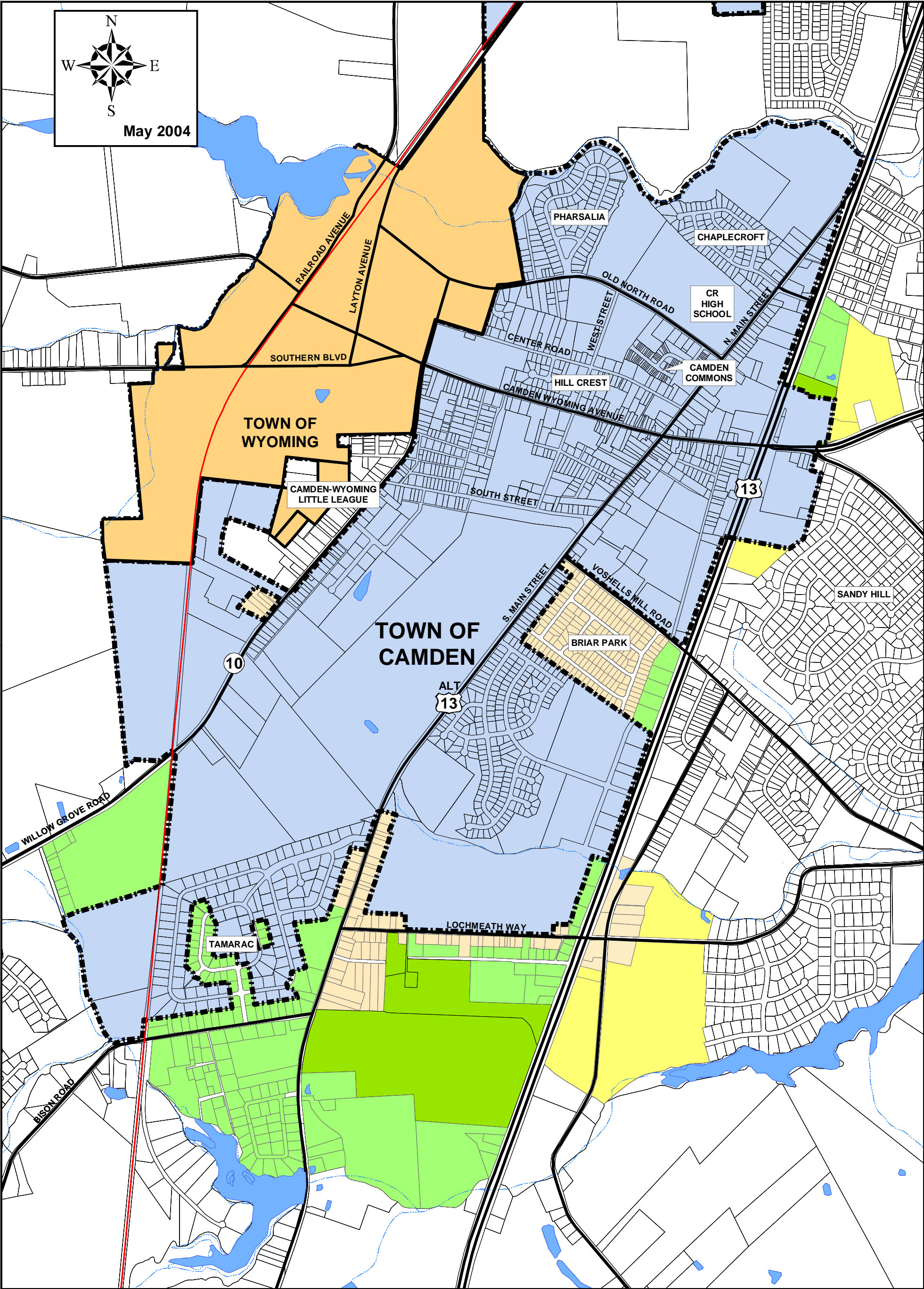
Kent County, Delaware

Tax Parcel Outlines per Kent County

Attachment 1 - Current Projects



ARCHITECTS • ENGINEERS • SURVEYORS
SALISBURY, MARYLAND ■ MILFORD, DELAWARE



Tax Parcel Boudaries based on Kent County GIS, 1997
Framework data courtesy of DelDot and DNREC

- Town of Camden
- Anticipated Annexations - 2004
- 2005 - 2007
- 2006 - 2008
- Uncertain

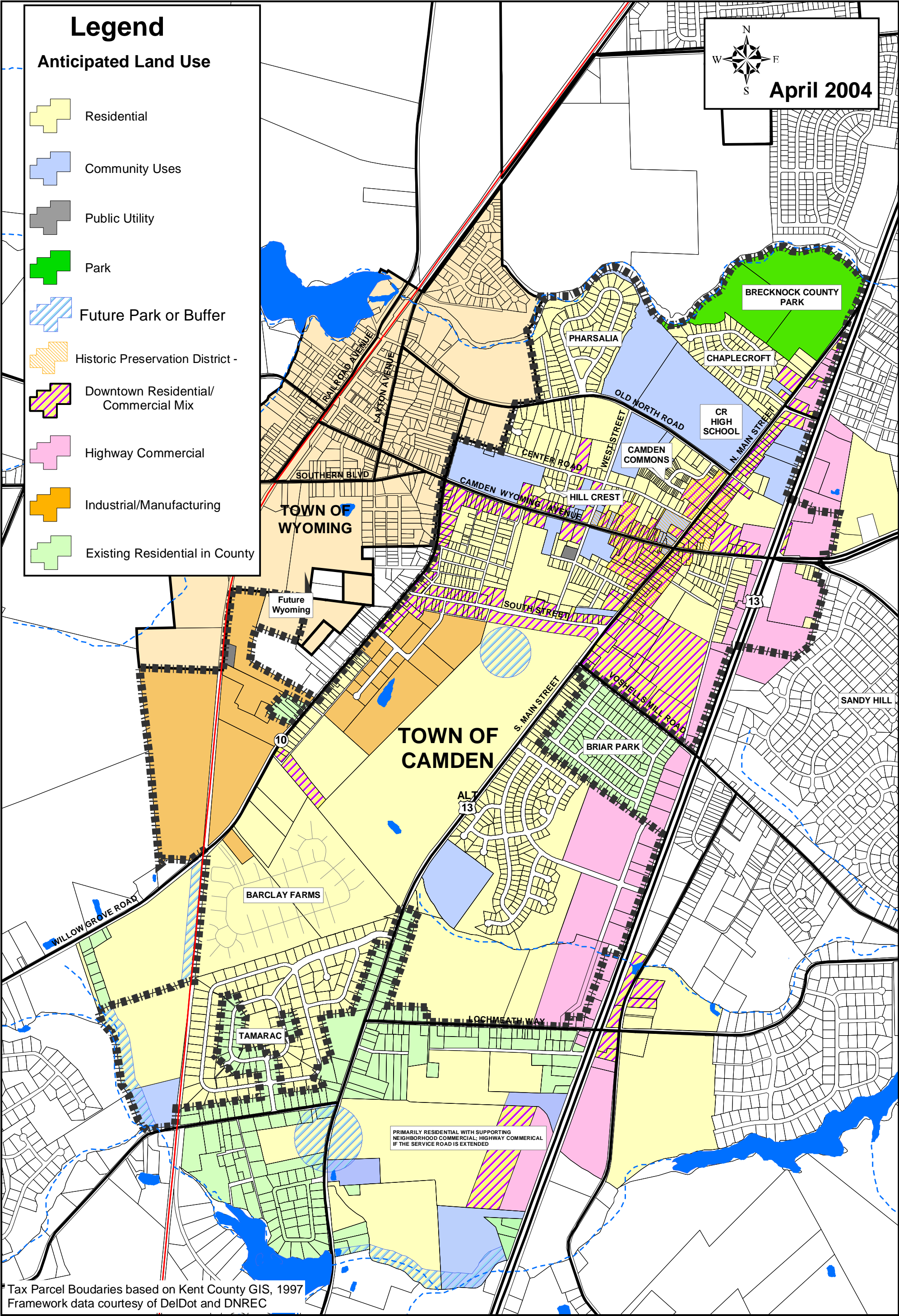
Town of Camden

Kent County, Delaware

Tax Parcel Outlines per Kent County



Fig No. 8 Amended - Potential Expansion Areas



Tax Parcel Boudaries based on Kent County GIS, 1997
Framework data courtesy of DeIDot and DNREC

Town of Camden

Kent County, Delaware

Fig. No.9 Amended - Anticipated Land Use



1,200 0 1,200 2,400 Feet



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